

**Bountiful City
Planning Commission Minutes
September 16, 2014
7:00 P.M.**

Present: Chairman – Tom Smith; Planning Commission Members – Mike Allen, Dave Badham and Sean Monson, Sharon Spratley and Von Hill; City Council Representation – Richard Higginson; City Attorney – Russell Mahan; City Engineer – Paul Rowland; City Planner – Chad Wilkinson; and Recording Secretary – Darlene Baetz

1. Welcome and Introductions.

Chairman Tom Smith opened the meeting at 7:00 pm and welcomed all those present.

2. Approval of the minutes for September 2, 2014.

Sharon Spratley made a motion to approve the minutes for September 2, 2014 as written. Richard Higginson seconded the motion. Voting passed 7-0 in favor.

3. Consider a preliminary and final site plan approval for car dealership located at 625 W 2600 S, Bronson Sulser, applicant.

Kent Sulser was present. Chad Wilkinson presented the staff report.

The zoning of the property was recently changed to C-H which allows auto sales as a permitted use. The proposal includes construction of a new building of approximately 3,200 square feet. Access to the site is proposed from an existing drive approach on the south side of the property on 625 West. A new drive approach will be constructed on the east side of the property on 2600 South. The proposed site plan accounts for the widening of the 2600 South street project with Utah Department of Transportation. The proposed landscaping areas meet the width requirements of the zoning district. The proposed fencing for the property will be a black vinyl coated chain link material similar to the existing Kentson Auto site on 500 West. Both properties will be in operation.

Staff recommends approval of the request for preliminary and final site plan review subject to the following conditions:

1. Make any and all other redline corrections.
2. Prior to building permit, submit a final landscape plan for the new landscape areas meeting the requirements of Sections 14-6-104 and 14-16-109 of the Bountiful Zoning Ordinance.

Mr. Sulser stated that the look of the building will match that at the first Kentson Auto location at 2450 S 500 West.

Karen Anderson - 2814 S 400 W was concerned about the number of cars on the lots. She is worried about the traffic with the apartments and the existing car lot and the proposed car lot.

Chad Wilkinson discussed that car lots are low traffic generating uses and that UDOT will be widening 2600 South.

Paul Rowland discussed the thru traffic flows and the proposed left turn lane will help the traffic in the morning.

Councilman Higginson stated that the car business does help the tax base for the residents of Bountiful City.

Richard Higginson made a motion to recommend to the City Council approval of a preliminary and final site plan with the conditions outlined by staff. Sharon Spratley seconded the motion and voting was 6-0 in favor of approval with Von Hill abstaining.

4. PUBLIC HEARING - Consider a rezone from General Commercial (C-G) to Heavy Commercial (C-H) for Performance Honda at 2215 S 500 W, Robert Merrick, applicant.

Robert Merrick was present. Chad Wilkinson presented the staff report.

The existing use of the property as an automobile dealership was approved in 1989 as General Commercial (C-G). In 2006 the zoning standards of the C-G zoning district were changed and vehicle sales were no longer allowed in the zone. The existing automobile sales business has continued as a legal nonconforming use since that time. The applicant proposes an expansion to the existing building and an increase in paved area on site. The zoning ordinance restricts the expansion of non-conforming uses.

Staff recommends approval to the zone change from General Commercial (C-G) to Heavy Commercial (C-H).

Chairman Smith opened the Public Hearing at 7:09 p.m.

Gary Davis at 2814 S 500 W asked about the difference in the zoning of General Commercial (C-G) and Heavy Commercial (C-H) zones. He also mentioned concern for safety of offloading the vehicles in the street.

Remington Carlson at 2241 S 500 W was concerned that there would be a new louder intercom system. Robert Merrick discussed the changes to the lot.

Chairman Smith closed the Public Hearing at 7:12 p.m.

Mr. Wilkinson reported to the council about a letter received from Daniel McGrath owner of 2253-2259 S 500 W, and the concern that the lighting should be pointed down.

Mr. Merrick stated that the existing lighting will remain and no other lighting is proposed.

Staff reported to Council the C-H zone will allow for heavier vehicles and storage.

Von Hill made a motion to recommend the City Council approve the rezone from General Commercial (C-G) to Heavy Commercial (C-H) for Performance Honda Remodel at 2215 S 500 W, Robert Merrick applicant. Councilman Higginson seconded the motion and voting was 7-0 in favor of approval.

5. Consider a preliminary and final site plan approval for Performance Honda Remodel at 2215 S 500 W, Robert Merrick, applicant.

Robert Merrick was present. Chad Wilkinson presented the staff report.

Performance Honda is proposing an expansion of their existing building along with additional paving and landscaping of the site. The proposed expansion of approximately 13,000 square feet will include the expansion of the paved parking area to the rear of the property and installation of additional landscaping for the site. The expansion of the building will include more service bays.

Staff recommends sending a favorable recommendation for preliminary and final site plan approval.

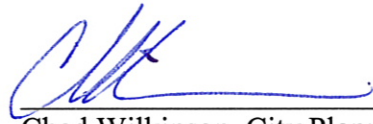
Robert Merrick discussed the proposed flow of the service of cars and the safety in the lot.

Dave Badham made a motion to recommend the City Council approve the preliminary and final site plan approval for Performance Honda Remodel at 2215 S 500 W, Robert Merrick applicant with the conditions outlined by staff and with the addition of a condition that the lighting be a cut off type or shielded lighting to prevent spill over in the residential areas. Councilman Higginson seconded the motion and voting was 7-0 in favor of approval.

6. Planning Director's report, review of pending applications and miscellaneous business.

1. Next Planning Commission meeting to be held on October 7.
2. Upcoming agenda items.

Chairman Smith ascertained there were no other items to discuss. The meeting was adjourned at 7:45 pm.


Chad Wilkinson, City Planner